

Total area: approx. 122.3 sq. metres (1316.8 sq. feet)

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman

Ground floor

First floor

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Wisbech Road, Manea, March, Cambs, PE15 0HB

Village Location - Detached House - 3 Bedrooms - Kitchen & Utility Area - Lounge & Dining Room – Bathroom & Separate WC – Front & Rear Gardens - Garage & Ample Driveway Parking – No Upward Chain - Call To View (01354) 696700

£280,000







Ground Floor

Entrance Hall
Two windows to side, two under-stairs storage cupboards, electric storage heater and stairs to first floor.

Lounge
4.18m (13'9") x 3.25m (10'8")
Double glazed bay window to front, electric storage heater, double doors to:

Dining Area
3.78m (12'5") x 3.57m (11'9")
Double glazed window to rear, fireplace and electric storage heater.

Kitchen
2.65m (8'8") x 2.43m (8')
Fitted with a matching range of base and eye level units with worktop space over, sink with single drainer, tiled splashbacks, built-in electric oven, built-in four ring electric hob with extractor hood over and window to side.

Utility Area
1.65m (5'5") x 1.05m (3'5")
Fitted with a matching range of eye level cupboards with worktop space, plumbing for washing machine, space for fridge/freezer and window to side.

First Floor

Landing
Stairs to ground floor and window to side.

Bedroom 1
3.89m (12'9") x 3.28m (10'9")
Double glazed window to front and electric storage heater.

Bedroom 2
3.82m (12'6") x 3.57m (11'9")
Double glazed window to rear and electric storage heater.

Bedroom 3
2.42m (7'11") x 2.28m (7'6")
Window to front.

WC
Window to side and low-level WC.

Bathroom
Fitted with two piece suite comprising, panelled bath and pedestal wash hand basin, fully tiled walls, window to rear and airing cupboard.

Outside
The property has a garage and ample driveway parking, a well established front garden with pathway to the front entrance door. Double gates to the side lead to the garage and enclosed rear garden which is laid to lawn with established trees, fruit trees and shrubs. There is also a brick built outbuilding with electric and light in addition to a timber shed.

Garage 7.91m (25'11") x 3.00m (9'10")
Up and over door, door to:

Outbuilding 3.70m x 2.47m
Window to rear, with electric and lighting.

EPC Rating: TBC

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